

MINUTES
CITY OF SYRACUSE PLANNING COMMISSION
Monday, May 18, 2020
6:00 P.M.
VIA WEBEX

I. Summary of cases discussed herein:

R-20-19	R-20-21	R-20-22	R-20-26	R-20-29
R-20-30	SP-06-18M1	SP-20-09M1		

II. Attendance

Members Present

Mr. Steven Kulick
Ms. Rebecca Livengood
Ms. Christine Capella-Peters
Mr. Walter Bowler
Mr. George Lynch

Staff Present

Ms. Heather Lamendola
Mr. Jeff Harrop
Ms. Kathryn Ryan

III. Meeting called to order at 6:00 p.m.

IV. Approval of Minutes:

Ms. Rebecca Livengood made a motion to accept the minutes of the April 27, 2020, meeting of the City Planning Commission. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) R-20-19 (Continued from 4/27/2020 SK, RL, CCP, WB, GL)
Resubdivision
Realign Two Properties into Two New Lots
400 and 414-418 West Taylor Street
ACN Companies, LLC (owner/applicant)
Industrial, Class A

Mr. Timothy Coyer of Ianuzi and Romans Land Surveying at 5251 Witz Drive, North Syracuse, spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 400 and 414-418 West Taylor Street into two new Lots.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) R-20-21 (Continued from 4/27/2020 SK, RL, CCP, WB, GL)
Resubdivision
Combine Two Properties into One New Lot
1300-1302 and 1306-1308 Midland Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class AA

Ms. Kaitlyn Wright of the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 1300-1302 and 1306-1308 Midland Avenue into one new Lot.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and noting that any future development should be consistent with the character of the existing neighborhood pattern regarding mass, density, scale, and placement of the built environment. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) R-20-22 (Continued from 4/27/2020 SK, RL, CCP, WB, GL)
Resubdivision
Combine Two Properties into One New Lot
246 and 250-252 West Brighton Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class AA

Ms. Kaitlyn Wright of the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 246 and 250-252 West Brighton Avenue into one new Lot.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and noting that any future development should be consistent with the character of the existing neighborhood pattern regarding mass, density, scale, and placement of the built environment. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) R-20-26
Resubdivision
Combine Two Properties into One New Lot
317 and 321-323 Garfield Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class AA

Ms. Kaitlyn Wright of the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 317 and 321-323 Garfield Avenue into one new Lot.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and noting that any future development should be consistent with the character of the existing neighborhood pattern regarding mass, density, scale, and placement of the built environment. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

5) R-20-29

Resubdivision

Combine Two Properties into One New Lot

213 and 217 King Street

Jerome Mulligan and

The Greater Syracuse Property Development Corporation (owners/applicants)

Industrial, Class A

Ms. Andrea Wandersee from the Northeast Housing Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 213 and 217 King Street into one new Lot.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Mr. George Lynch seconded the motion. The motion passed unanimously.

6) R-20-30

Resubdivision

Combine Four Properties into One New Lot

500, 508, 510, and 514 Seymour Street

Catholic Charities of Onondaga County (owner/applicant)

Residential, Class AA

Mr. Chris Curry from the Vincent Youth Organization at 500 Seymour Street spoke to the City Planning Commission about the proposal, which consists of combining four properties situated at 500, 508, 510, and 514 Seymour Street into one new Lot.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 7) SP-06-18M1
Special Permit Modification-Restaurant
Modify Floor Plan to Include Live Entertainment
700 North Salina Street
Rasselas Associates, LLC (owner)
Edward Withers (applicant)
Commercial, Class A

Mr. Bill pitcher at 124 Feigel Avenue, and Mr. Edward Withers at 172 South Collingwood Avenue, spoke to the City Planning Commission about the proposal, which consists of establishing live and/or electronically amplified entertainment on property situated at 700 North Salina Street.

Four people spoke in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 8) SP-20-09 M1
Special Permit-Restaurant
Establish Two Additional Restaurants
727 South Crouse Avenue
The Marshall 727, LLC (owner/applicant)
Business, Class A

Mr. James Trasher from CHA Consulting, Inc. at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of modifying a Special Permit to establish two additional Restaurants by waiving the required parking on property situated at 727 South Crouse Avenue.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VI. Authorizations

Ms. Rebecca Livengood made a motion to authorize those cases listed for Public Hearings on Monday, June 8, 2020. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

VII. Adjourn

Ms. Rebecca Livengood made a motion to adjourn at 7:55 p.m. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.